



Broad oak Close, Carlton Colville LOWESTOFT NR33 8SU

welcome to

Broadoak Close, Carlton Colville LOWESTOFT

William H Brown are pleased to offer this two-bedroom mid-terraced home, located in a quiet cul-de-sac in Lowestoft, featuring a spacious lounge/diner, fitted kitchen, first-floor bathroom and a generous enclosed rear garden. Please call today to book your viewing on 01502 585998!



William H Brown are delighted to present this well-proportioned two-bedroom mid-terraced home, situated within a quiet cul-de-sac in Lowestoft. The property offers practical and well-laid-out accommodation, making it an ideal purchase for first-time buyers, investors or downsizers. The ground floor comprises an enclosed entrance porch, leading into a spacious lounge/diner, providing ample room for both living and dining furniture, with stairs rising to the first floor. To the rear of the property is a fitted kitchen offering a range of wall and base units, work surfaces, space for appliances and direct access to the rear garden. To the first floor are two well-sized bedrooms, including a generous main bedroom and a comfortable second bedroom, along with a family bathroom fitted with a white suite. Externally, the property benefits from a long enclosed rear garden, mainly laid to lawn with a pathway leading to the far end, providing excellent outdoor space for relaxation and entertaining. The home is conveniently located close to local amenities, schools and transport links, with Lowestoft town centre within easy reach. Viewing is highly recommended to appreciate the space and potential this property has to offer.

Entrance Porch

Lounge

19' 6" x 11' 7" (5.94m x 3.53m)

Kitchen

11' 7" x 7' 7" (3.53m x 2.31m)

Landing

Bedroom One

11' 8" x 10' 8" (3.56m x 3.25m)

Bedroom Two

11' 8" x 9' 5" (3.56m x 2.87m)

Bathroom

Front Garden

Back Garden

Garage



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welcome to

Broadoak Close, Carlton Colville LOWESTOFT

- Two-bedroom mid-terraced home
- Quiet cul-de-sac location
- Entrance porch
- Spacious lounge/diner
- Fitted kitchen with access to rear garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LOW109630 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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